



8 Fallowfield, Leebotwood, Church Stretton SY6 6LT

Shrewsbury & Country House Sales

**MILLER
EVANS**

8 Fallowfield, Leebotwood, Church Stretton SY6 6LT

£230,000

Freehold

- A 2 bedroomed, semi detached bungalow
- `Lounge, Kitchen
- 2 bedrooms and shower room
- Off road parking
- Landscaped rear garden with lovely countryside views.



A well appointed two bedroom semi-detached bungalow briefly comprising; entrance hall, spacious lounge, fitted kitchen, two good-sized bedrooms, and a modern shower room. The bungalow further benefits from electric central heating and double glazing throughout. Externally, there is ample off-road parking To the rear, the property enjoys a charming, attractively landscaped garden.

The property is situated in a delightful village setting, in the picturesque village of Leebotwood, nestled within the heart of the Shropshire Hills, enjoying a peaceful rural setting surrounded by beautiful countryside. The village offers a strong sense of community, a popular village pub, and excellent access to walking and outdoor pursuits, whilst being conveniently located just a short drive from the market town of Church Stretton and the county town of Shrewsbury.



ENTRANCE PORCH
4'1" x 2'7"

ENTRANCE HALL
4'1" x 9'5"

LIVING ROOM
15'0" x 12'0"

KITCHEN
10'5" x 8'4"
Fitted with a range of wall and base units.

BEDROOM 1
11'2" x 9'5"

BEDROOM 2
12'6" x 8'7"
Window to rear, door to:

WET ROOM
7'10" x 5'6"
Shower
Wash hand basin
Low flush WC

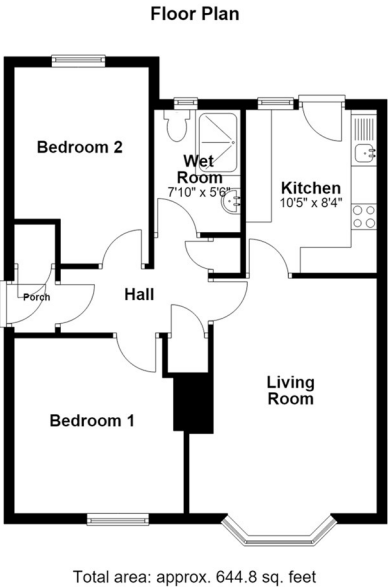
GARDENS AND GROUNDS

To the rear is an attractive landscaped GARDEN with lovely countryside views.



HOW TO GET THERE

From Shrewsbury proceed on the A49 to Leebotwood and continue through the village. Turn right into Station Road (shortly before the Pound public house) and then turn left into Fallowfields, where the property will be found.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Some images may have been enhanced. This property may be subject to additional management service charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity and drainage are connected to the property.

Council Tax Band : B

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 0345 678 900

FIND OUR PROPERTIES ON:

Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700

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